



50 Dodds Lane, Maghull, L31 0BE

Asking Price £275,000

An extended semi detached family home that is offered for sale without an ongoing chain and that is also ready for the buyers to move straight into. Located in a residential area close to popular local schools and within easy reach of the motorway networks, the property is immaculately presented and is ideal for families as it benefits from having three double bedrooms. Including central heating and double glazing the accommodation briefly comprises porch, entrance hall, living room with feature fire and sliding doors to dining room with French doors to rear garden, kitchen with fully integrated Neff appliances, a separate rear family room with French doors and a fitted cloakroom. To the first floor there are the three double bedrooms (one with fitted wardrobes) and a bathroom with white suite including bath and separate corner shower cubicle. Driveway with parking for cars leading to garage, lawned and fenced rear garden with patio area.



Porch

double glazed windows and door

Entrance hall

under stairs cupboard, radiator

Living room

14'6" x 13'3" (4.42 x 4.04)

feature fireplace with gas fire, laminate floor covering, radiator, double glazed window, sliding doors to:

Dining room

10'6" x 9'4" (3.20 x 2.84)

laminate floor covering, radiator, double glazed french doors to rear garden

Family room

12'3" x 9'11" (3.73 x 3.02 (3.74 x 3.01))

tiled floor, radiator, double glazed window, double glazed french doors to rear garden, door to:

Cloakroom

low level w.c, wash hand basin, double glazed window

Kitchen

10'5" x 10'6" (3.18 x 3.20)

inset one and a half bowl sink unit, base and drawer units with worktop surfaces over, matching wall units, integrated Neff appliances including gas hob, electric oven, dishwasher, fridge, freezer and washing machine, spotlights to ceiling, tiled floor, double glazed window

First floor landing

access to loft, storage cupboard, double glazed window

Front bedroom 1

13'4" x 11'0" (4.06 x 3.35)

radiator, double glazed window

Rear bedroom 2

11'10" x 10'11" (3.61 x 3.33)

fitted wardrobes, radiator, double glazed window

Front bedroom 3

10'2" x 9'1" (3.10 x 2.77)

cupboard with display shelving, radiator, double glazed window

Bathroom

white suite comprising bath with mixer tap over, separate shower cubicle with mixer shower, wash hand basin with vanity drawers, low level w.c, tiled walls, tiled floor, heated towel rail, double glazed windows to two elevations

Outside

driveway with parking for cars leading to garage, lawned front garden, lawned and fenced rear garden with patio area and borders for planting

Garage

20'3" x 8'6" (6.17 x 2.59)

light and power, door to rear garden, up and over door to front

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1324 sq ft. (123.0 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of floors, walls, roof and any other parts are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee will be given regarding their efficiency or life span.
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